

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
MAY 14, 2009  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Naslund called the meeting to order at 9:00 a.m. Chairperson Naslund adjourned the meeting at 11:34 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Eric Naslund - present  
Vice-Chairperson Tim Golba- present  
Commissioner Robert Griswold – present  
Commissioner Mary Lydon – present  
Commissioner Gil Ontai – present  
Commissioner Dennis Otsuji - present  
Commissioner Mike Smiley – present

Staff

Andrea Dixon, City Attorney – present  
Christine Rothman, Planning Department - present  
Mike Westlake, Development Services Department – present  
Don Weston, Development Services Department - present  
Brenda Clark, Recorder - present

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**ITEM - 1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

Verne C. Gammor

**ITEM - 2: REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

Item #10 Withdrawn

**ITEM - 3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

None

**ITEM - 4: DIRECTOR'S REPORT:**

Bill Anderson announced the San Diego Metro Planning Association gave the City of San Diego an excellent score for the General Plan. We are honored and thankful for receiving that award from our peers in the planning profession. From here we take on to the State and see how we do at the State level and I will keep you posted.

Just an update on some of the community planning efforts. We had a meeting last night at Barrio Logan looking at the alternatives that might be evaluated as part of the CEQA process but also continued evaluation as part of the planning process. There was spirited debate on the scenarios on whether one scenario or multiple scenarios should be evaluated to accommodate some of the minority views. The majority view most of the residence supported scenarios that reduced the amount of uses that would permit industrial type of functions. Some of the business property owners and others wanted more analysis of those alternatives too. So we are proceeding with analysis of alternatives, but at this juncture the residence want to make it clearly known that they prefer a scenario that limits the amount of industrial use in the neighborhood.

The San Diego River Park Master Plan and community zoning amendments held a notice of preparation for the program EIR on April 20<sup>th</sup> and the closing date for comments was May 6<sup>th</sup>. The Master Plan and amendments will go out to the community planning groups and advisory groups as an information item in late summer or early fall. The draft program EIR plan will be sent out to the public in late spring 2010 and the Master Plan will contain the design guidelines for the River Park and the

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zoning amendments will contain the development regulations. By deferring to the 2010 timeline, that allows us to more closely coordinate with the Grantville Master Plan that includes a segment of the San Diego River. Also, in the budget request for FY10 are funds to begin the plan update for Mission Valley. We want the river plan to be provided with that process.

Uptown/North Park/Golden Hills we expect to bring the selected consultant firms for public outreach urban design and the historic surveys to City Council for approval in early to mid June.

San Ysidro Community plan update the primary consultant are RF fee as advertised April 23<sup>rd</sup>. Our peak closing date is June 11<sup>th</sup>. And the pre-submittal conference is today, May 14<sup>th</sup> from 11:00 am to 1:00 pm at Civic Center Plaza in the large conference room on the 14<sup>th</sup> floor. We expect to have a contract approved by August and would like to begin the plan update process with the stakeholders committee kick off meeting this September.

Midway/Old Town Community plan update the primary consultant RF fee will be advertised on June 4<sup>th</sup> with pre-submittal conference on June 23<sup>rd</sup> and the RF fee closing date will be July 16<sup>th</sup>. We expect to have a contract approved by City Council this September and we would like to begin the community plan update process with the stakeholders committee in October.

### ITEM - 5: **COMMISSION COMMENT:**

None

### ITEM – 6: **APPROVAL OF MINUTES FROM APRIL 9, 2009 AND APRIL 16, 2009**

COMMISSIONER GRISWOLD MADE THE MOTION TO APPROVE THE MINUTES OF APRIL 9, 2009. Commissioner Otsuji seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Ontai, Smiley, Lydon, Otsuji, Griswold and Golba voting yea and Commissioner Naslund recusing.

COMMISSIONER ONTAI MADE THE MOTION TO APPROVE THE MINUTES OF APRIL 16, 2009. Commissioner Smiley seconded the motion. The motion passed by a vote of 6-0-1 with Commissioner Naslund, Ontai, Smiley, Lydon, Otsuji, and Golba voting yea and Commissioner Griswold recusing.

ITEM – 7: *Continued from January 8, 2009 and March 5, 2009*  
**CROWN CASTLE-MISSION GORGE – PROJECT NO. 105832**  
City Council District: 7 Plan Area: Navajo

Staff: Karen Lynch-Ashcraft

Speaker slips in favor of project by Mark Linman

Speaker slips in opposition to project by John Pilch, Carolyn Balkwell, and Paul Frazee.

**COMMISSION ACTION**

COMMISSIONER ONTAI MADE THE MOTION TO DENY THE CONDITIONAL USE PERMIT, DENY THE PLANNED DEVELOPMENT PERMIT AND DENY THE SITE DEVELOPMENT PERMIT ON THE FINDINGS ITEM #4 THAT THE PROPOSAL IS INAPPROPRIATE FOR THE PROPOSED LOCATION; AND COMMISSIONER NASLUND OFFERED, IN TERMS OF LANGUAGE, THAT HE ALSO FINDS IT DIFFICULT TO MAKE FINDING ITEM #1 PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT APPLICABLE LAND USE PLAN AND FINDING ITEM #3 PROPOSED DEVELOPMENT WILL COMPLY TO THE MAXIMUM EXTENT FEASIBLE WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE. COMMISSIONER ONTAI AGREED AND ACCEPTED. Commissioner Golba seconded the motion. The motion passed by a vote of 5-1-1 with Commissioners Naslund, Ontai, Smiley, Otsuji, and Golba voting yea and Commissioner Lydon voting nay and with Commissioner Griswold recusing.

COMMISSIONER LYDON INFORMED COMMISSIONER NASLUND SHE VOTED WRONG. TO CORRECT THE RECORD, DEPUTY CITY ATTORNEY, ANDREA DIXON, ASKED FOR A MOTION TO RECONSIDER THE VOTE AND VOTE AGAIN.

COMMISSIONER ONTAI MADE A MOTION TO RECONSIDER THE VOTE. Commissioner Golba seconded the motion. The motion to reconsider the vote passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji, and Golba voting yea and Commissioner Griswold recusing.

COMMISSIONER ONTAI MADE THE MOTION TO DENY THE CONDITIONAL USE PERMIT, DENY THE PLANNED DEVELOPMENT PERMIT AND DENY THE SITE DEVELOPMENT PERMIT BASED ON THE INABILITY TO MAKE FINDINGS ARE #4, #1 AND #2. Commissioner Golba seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley,

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Lydon, Otsuji, and Golba voting yea and Commissioner Griswold recusing.

Resolution No. – 4508-PC

**BREAK**

ITEM – 8: **SPRINT MADDOX PARK - PROJECT NO. 147270**  
City Council District: 5 Plan Area: Mira Mesa

Staff: Alex Hempton

Speaker slips in favor of project by Debra Gardner

No speaker slips in opposition to project.

**COMMISSION ACTION**

COMMISSIONER LYDON MADE THE MOTION TO APPROVE THE CONDITIONAL USE PERMIT 643574. Commissioner Smiley seconded the motion. Chairman Naslund clarified why this project could be supported and the previous project could not. He cited four reasons: This project was sited appropriately; there is no impact on adjacent properties; there is a ability to provide additional public benefit; and there was overwhelming support by the community. The motion passed by a vote of 6-0-1 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji and Golba voting yea and Commissioner Griswold recusing.

Resolution No. 4509-PC

ITEM – 9: **\*BETHEL SEMINARY - PROJECT NO. 99622**  
City Council District: 7 Plan Area: College

Staff: Patricia Grabski

Speaker slips in favor of project by John Pyjar

No speaker slips in opposition to project.

**COMMISSION ACTION**

COMMISSIONER SMILEY MADE THE MOTION TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 99622 AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVE PLANNED DEVELOPMENT PERMIT NO. 328110 AND CONDITIONAL USE PERMIT NO. 328108 (AMENDMENT TO

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CONDITIONAL USE PERMIT NO. 88-0277) Commissioner Golba seconded the motion. The motion passed by a vote of 7-0-0 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji, Griswold and Golba voting yea.

Resolution No. 4510-PC

ITEM – 10: **4105 54<sup>TH</sup> PLACE TENTATIVE MAP - PROJECT NO. 1450**  
City Council District: 7 Plan Area: Eastern Area

Staff: William Zounes

No speaker slips in favor of project.

No speaker slips in opposition to project.

**COMMISSION ACTION**  
PROJECT WITHDRAWN

ITEM – 11: **LANDSCAPE REGULATIONS - PROJECT NO. 55521**  
City Council District: All Plan Area: Citywide

Staff: Dan Joyce

No speaker slips in favor of project.

No speaker slips in opposition to project.

**COMMISSION ACTION**  
COMMISSIONER OTSUJI MADE THE MOTION THE PLANNING COMMISSION RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE AMENDMENTS CHAPTER 14, ARTICLE 2, DIVISION 4 OF THE LAND DEVELOPMENT CODE. Commissioner Griswold seconded the motion. The motion was passed by a vote of 7-0-0 with Commissioners Naslund, Ontai, Smiley, Lydon, Otsuji, Griswold and Golba voting yea.